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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, DE75 7HJ
£260,000



FEATURES:

- THREE BEDROOMS
- DETACHED PROPERTY
- EN SUITE TO MASTER BEDROOM
- BEAUTIFUL ORANGERY / LOUNGE WITH LOG BURNER
- DOWNSTAIRS WC
- GARAGE AND OFF STREET PARKING
- FURTHER RECEPTION ROOM
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, wood flooring, radiator, storage, doors to utility area, downstairs WC, reception room and Kitchen.

Utility Room

Plumbing for washing machine with shelving and work top space.

Downstairs WC

UPVC window to side aspect, two piece suite comprising of WC, hand wash basin, radiator.

Kitchen

3.40 m x 3.35 m (11'2" x 11'0")
UPVC patio doors to rear aspect, fitted base and wall units with work top, sink unit, part tiled walls, integrated eye level oven, hob and extractor above, laminate flooring.

Reception Room

5.49 m x 2.65 m (18'0" x 8'8")
UPVC window to front aspect, two radiators, storage cupboard housing the boiler.

Orangery Room / Lounge

4.19 m x 3.50 m (13'9" x 11'6")
UPVC windows to rear, UPVC french doors to rear garden, beautiful lantern glass roof, feature log burner, wood flooring.

First floor landing

Doors to bedrooms and bathroom, loft access point, storage cupboard.

Bedroom One

3.74 m x 2.71 m (12'3" x 8'11")

UPVC window to front aspect, radiator, fitted wardrobes, laminate flooring, door to en suite.

En Suite

UPVC window to rear, three piece suite comprising of shower cubicle, WC and hand wash basin, part tiled walls, radiator. vinyl flooring.

Bedroom Two

2.43 m x 2.38 m (8'0" x 7'10")
UPVC window to rear, radiator, storage cupboard.

Bedroom Three

2.38 m x 3.26 m (7'10" x 10'8")
UPVC window to front aspect, radiator, over stairs storage cupboard.

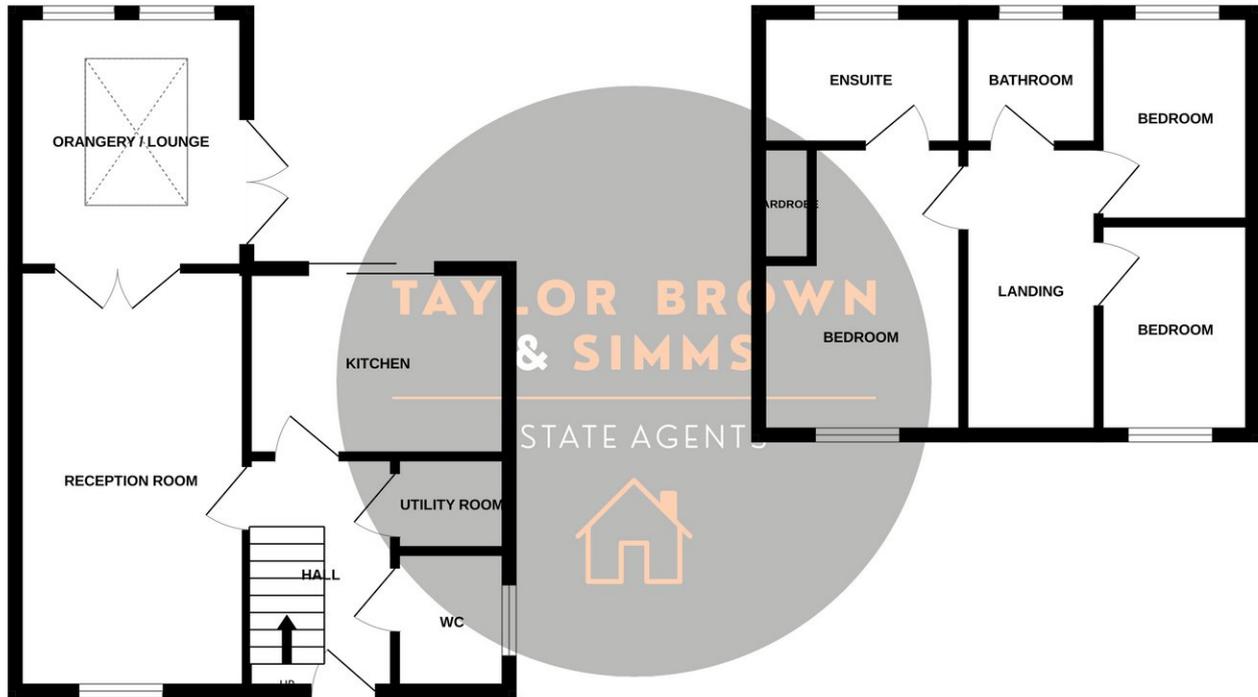
Bathroom

UPVC window to rear, three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, radiator, vinyl flooring.

Outside

To the front of the property is a driveway leading to a garage which has had the front door altered to glass french doors, gravelled areas, mature shrubs.

To the rear of the property is a paved area, decking area, small garden behind the garage and being enclosed via panelled fencing and brick wall.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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